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## INTRODUCTION

A Comprehensive Planning Program consists of three phases, namely, Research and Survey; Improvement Plans; and Implementation Plans. In this planning program, the three phases are as follows:

### Phase I. Research and Survey

- Historical & Geographic Background
- Existing Land Use
- Economic Base
- Population

### Phase II. Improvement Plans

- Land Use Plan
- Transportation Plan
- Community Facilities Plan
- Central Business District Plan

### Phase III. Implementation Plans

- Zoning Ordinance
- Subdivision Regulations
- Capital Improvements Program

A Comprehensive Development Plan is the general guideline for community development established by the Planning Commission through the help of a Planning Consultant. It will not be effective unless it is adopted and implemented by both the Planning Commission and the Village Board of Trustees of Firth. It is also important that the Comprehensive Plan be reviewed from time

to time, and the Capital Improvement Plan be updated annually in order to keep the planning program current.

With the completion of this plan, the Village of Firth is now qualified for many Federal Assistance Programs such as Open Space Land Program, Urban Beautification Program, Low Rent Public Housing Program, Public Housing Program for Senior Citizens, Land and Water Conservation Fund Program and many others. It should also be noted that Firth is also eligible for many programs administered by the Farmers Home Administration of the U.S. Department of Agriculture, since these programs are designed for communities under 5500 in population. All these programs should be carefully considered in the process of implementation.

During the course of this study, it was found that the potentials of the Village are: (1) increase in number of commuters to Lincoln and Beatrice, (2) increase in number of retired farmers reside in the Village, (3) increase in services to the surrounding rural area, (4) possible development of small agriculturally oriented industries, and (5) the development of Firth Lake Recreation Area. The problems in the Village are: (1) the lack of employment opportunity, (2) too many unpaved streets, (3) inadequate parks and recreation areas, and (4) deterioration of the Central Business District.

Since Firth has only a limited tax base, it will be rather difficult to carry on the proposed improvements without substantial State and Federal aid. The Capital Improvements Program has outlined the methods of finance and the improvements schedule. Federal and State programs are introduced to help many of these projects. It is, therefore, necessary for the Village to see that the prerequisites of these Federal Assistance Programs, such as the Workable Program requirements, are fulfilled. Guidelines for Workable Program can be found in the Appendix of the Capital Improvements Program.

The Zoning Ordinance and Subdivision Regulations are useful tools for the control of land use and land development, and they should be properly enforced.